Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6465 Quail Hollow Rd. #103
Memphis, Tennessee 38120
(901) 881-8600

Davidson County DEEDWARR
Recvd: 03/03/17 12:03 3 pgs
Fees:18.00 Taxes:610.50
20170303-0021323

WARRANTY DEED

Effective as of **February 21, 2017,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Alexandria Berkley, single,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **TRANS AM SFE II, LLC,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Lot 31, Phase Three, Section Three, Plan of Peninsula Point PUD, as shown on plat of record in Plat Book 11700, Page 32, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This real property being all or part of the property conveyed to Grantor by deed of record in Instrument No. **20100517-0037691** in the Register's Office of **Davidson County**, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 11700, Page 32; declaration of covenants, conditions and restrictions recorded in Record Book 9943, Page 908, supplemented at Instrument 2000041 00035892; easement for Ingress/Egress, recorded in Record Book 3813, Page 550; easement for Flowage, recorded in Record Book 3852, Page 639; easement for Flowage, recorded in Record Book 3910, Page 247; easement for flowage, recorded in Record Book 3975, Page 452; easement for Ingress/Egress, recorded in Record Book 7429, Page 141; all of record in the Register's Office of **Davidson County**, Tennessee; and **2017 Davidson County**, Tennessee, city real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Grantor's hand in Fairfax County, State of Virginia on this 17th day of February, 2017.

GRANTOR:

Alexandria Berkley

STATE OF Virginia
COUNTY OF Fairfax

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Alexandria Berkley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that she executed the within instrument of her own free act and deed for the purposes therein contained.

SWORN and signed before me, a Notary Public in and for the State and County named herein, on February 17, 2017

Notary Public

JAVIER M GONZALEZ FERNANDINI
NOTARY PUBLIC 7571163
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES FEBRUARY 28, 2017

My Commission Expires:

02/28/2017

New Owner Name and Address to: TRANS AM SFE II, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 512 Waterford Place Antioch, TN 37013 Mail tax bills to: TRANS AM SFE II, LLC 8300 N. Mopac Expressway #200 Austin, TX 78759 Parcel I.D. Numbers: 137-13-0A-031.00-C	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$165,000.00.** AFFIANT Subscribed and sworn to before me this 21st day of February, 2017. NOTARY PUBLIC Commission expires:

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-19-19

I, Timothy D. Wardlow, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of TENNESSEE

County of SHELBY

Personally appeared before me, R. Alan Alsobrook, a notary public for this county and state, Timothy D. Wardlow who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Signature



MY COMMISSION EXPIRES: 3/19/19

Notary's Seal (If on paper)